



HOUSING & COMMUNITY SERVICES














The mission of Housing & Community Services is to address housing needs of low-to-moderate income households while fostering neighborhood revitalization and improvement of individual structures, through the provision of continuously evaluated and newly developed rental assistance programs, homeowner rehabilitation programs, and assistance to service providers.

DEPARTMENT GOALS AND OBJECTIVES

1. Address the needs of low-to-moderate income households. (Strategic Priority II)
 - a. Maintain high occupancy rates.
 - b. Ensure high-quality, timely and efficient services.
 - c. Support infrastructure maintenance.
2. Foster neighborhood revitalization. (Strategic Priority III)
 - a. Improve individual structures.
 - b. Improve quality of targeted neighborhoods.
 - c. Maintain strong partnership with non-profit development organizations.
3. Reduce Homelessness. (Strategic Priority I and II)
 - a. Ensure service needs are met.
 - b. Support transition activities.
4. Increase the visibility of Housing & Community Services in community development initiatives. (Strategic Priority I)
 - a. Establish economic development affiliations.
 - b. Develop and implement department goals for the implementation of Visioneering and strategic agenda goals.
 - c. Develop and implement new promotional/marketing strategies designed to increase public awareness of department programs and services.

PERFORMANCE MEASURES

	U.S. Department of Housing and Urban Development (HUD)		City of Wichita - Internal Benchmark
--	--	--	--------------------------------------

Dept. Objective	Program Measure Description	Benchmark	2004 Actual	2005 Projected	2006 Target	2007 Target
1a	Tenant occupancy rate in PH.	 97%	95%	96%	96%	96%
1a	No. of Section 8 vouchers in service.	 2,424	2,366	2,424	2,424	2,424
1b	No. internal quality control audits – PH.	 3	4	3	3	3
1b	No. internal quality control audits – Section 8.	 2	3	2	2	2
1c	New programs researched and/or implemented.	 2	1	1	3	3
1c	No. of initiatives created.	 1	N/A	1	1	1
2a	No. of houses constructed/rehabbed by CHDOs.	 12	12	15	12	12
2a	No. of homes rehabbed by private contractors.	 150	142	149	145	145
2b	No. of new homebuyers assisted.	 30	59	49	35	30
2c	No. of structures improved in special target neighborhoods.	 5	N/A	5	5	5
3a	New economic development partnerships created.	 1	N/A	1	2	3
3b	No. strategic agenda strategies identified and implemented.	 5	N/A	5	5	5
3c	Number of promotional and marketing strategies developed and impact assessed	 3	N/A	1	5	5



RECENT ACCOMPLISHMENTS

- Housing & Community Services was created by a reorganization that combined more traditional Housing Services with CDBG and other programs and broadened the scope of services offered.
- All Housing & Community Services Administrative offices have been combined under one roof, with the recent completion of the addition at 332 N. Riverview.
- Beginning in 2005, Section 8 has consolidated its Modification program with the core Administrative and Housing Assistance Payment (Voucher) programs.
- Since early 2005, Neighborhood Inspectors have been equipped with laptop inspection units, allowing them to be in the field longer and transfer inspection data from remote locations.
- The HOME Program, along with Community Housing Development partner Power CDC, was presented with HUD's "Doorknocker Award" in January for the Millair Creek affordable housing project near 25th and Minnesota.

OVERVIEW

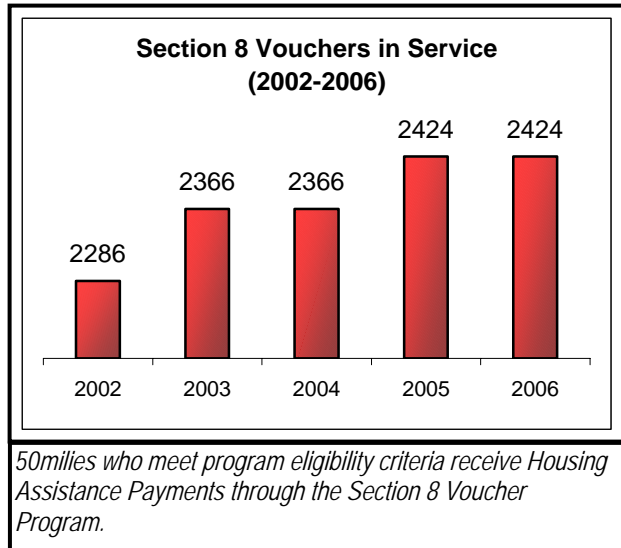
Housing & Community Services has been funded entirely by grants in recent years. Funding sources include The U.S. Department of Housing and Urban Development (HUD), Kansas Housing Resources Corporation (KHRC), and local in-kind funds from various sources, including lenders, home buyers, and local stores. The department was reorganized at the beginning of 2005, and has added oversight of the Community Development Block Grant (CDBG) program. As part of this reorganization, HCS combined functions under one roof after completion of a building addition at 332 N. Riverview.

DIVISION DESCRIPTION

PUBLIC HOUSING: The Public Housing Division of HCS serves low-income households, based on both income and household size. Rent is established at 30 percent of household adjusted gross income. Public Housing units are concentrated primarily in the inner city. In addition to many 1- and 2-family units, four multi-family units are maintained to assist Public Housing clients. These units are Greenway Manor, McLean Manor, Rosa Gragg, and Bernice Hutcherson.

Administrative authority is held by the Wichita Housing Authority (WHA). WHA funds are divided between administrative and field functions, client utility assistance, interior and exterior capital improvements, and appliance repair and replacement. There are 575 individual units, and 349 individual structures that are maintained by Public Housing field personnel. Many of the units were repaired after damage sustained from a devastating ice storm in January.

SECTION 8: The Section 8 program provides rent and utility assistance through housing assistance payments to both



landlords and tenants. Tenants receive subsidies based on pre-determined rental rates jointly agreed to by landlords and tenants, with an upper limit set by HUD. The Housing Assistance Program (HAP) currently includes 2,366 rental vouchers, with a waiting list for additional clients to be served when tenant space becomes available.

Section 8 also includes programs for individuals who may have below-average success in maintaining steady employment for various reasons, as well as those who are challenged by disabilities. These programs include the Family Self-Sufficiency program, State and Federal funded Emergency Shelter Grants, and Shelter Plus Care programs.

CDBG: The Community Development Block Grant Program began its 31st year in 2005. This program supports a wide variety of services and improvements, ranging from facilities, infrastructure, and programs targeted to low- and moderate-income citizens or neighborhoods in the City. CDBG funds are utilized by areas outside the traditional scope of Housing.

CDBG Funds flow to other departments such as Environmental Services and OCI (inspections designed to improve housing and neighborhood standards), Public Works (curbs and gutters), and the City Manager's Office (community and citizen outreach programs). Administrative and financial support functions, including development of the 1-year Action Plan and 5-year Strategic Plan, are relocated from Finance to HCS beginning in 2005. Recent CDBG projects included the completion of a new library in the Evergreen neighborhood and new playground equipment located at the Atwood Recreation Center.

NEIGHBORHOOD IMPROVEMENT SERVICES: Neighborhood Improvement Services oversees several programs for prospective and current homeowners in identified disadvantaged neighborhoods. Programs include but aren't limited to Deferred/Direct Loans (low rate or zero-interest) for



eligible Home-owners in one of the City's five Local Investment Areas; Historic Loan Program (low rate or zero-interest) to assist citizens in rehabilitating historically or architecturally significant structures; Investor Loan Program – 4% interest loans for eligible rental property owners within the LIA's; Emergency Repair Program; and Paint and Exterior Grant programs.

HOME PROGRAM: The Home program began its 16th year of activity in 2005. This program is designed to provide decent, affordable housing to lower-income households who qualify on the basis of earning no more than 80% of median income. The HOME program also serves to expand the capacity of non-profit housing providers, and increase the ability of state and local governments to provide adequate new housing or rehabilitate existing housing stock. HOME funds are leveraged by private sector participants, which not only include funding support from lenders, but volunteer labor efforts as well.

HOME program funds are instrumental in assisting homebuyers in many different ways. Initiatives supported by HOME include the HOMEownership 80 program – which directly assisted 30 homebuyers in 2004; Community Housing Development Funding support – assisting 3-4 CHDOs and funding 2 development projects; and the CHDO Boarded-Up Home Program.

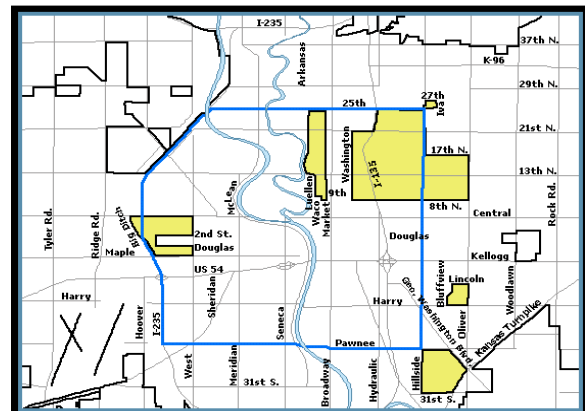
HOMELESS SERVICES: Housing & Community Services is the designated funding recipient for state and local emergency shelter funds. Many local agencies contract with the City to receive and administer funds to provide shelter, rent payments and many basic but essential services to the City's homeless population. In 2004, six local agencies provided such services to 274 families and 1,302 individuals. Much of the support comes from application and award of the federal government's Continuum of Care program, with additional assistance provided by the Kansas Housing Resources Corporation.

FINANCE AND OPERATIONS

Housing & Community Services is funded primarily by the federal government (HUD). Other funding sources include the Kansas Housing Resource Corporation. Beginning in 2006, some General Fund support is added due to the expansion of HCS beyond its traditional service boundaries. Funding support is divided between Public Housing, Section 8, CDBG, Homeownership programs, Neighborhood Improvement Services, and Homeless services. Total funding for all of these programs during 2004 was over \$25 million. CDBG and HOME programs are discussed further in the Grants section located near the back of this publication.

FUTURE CHALLENGES

- Closely monitor federal proposals that threaten the quality and stability of the CDBG program.
- Work with Council-appointed Housing Advisory Board to draft and present a Comprehensive Housing Policy for City Council review and adoption.
- Develop a community-based 24/7 low-demand housing and shelter option for the hard to serve homeless population.
- Plan and develop a "Redevelopment Authority" to address the emerging redevelopment needs of the Community.



The City's Redevelopment Incentive Areas (outlined in blue) and Local Investment Areas (yellow). Funds from CDBG and HOME programs are targeted to these areas.



The Millair Creek Affordable Housing Project was awarded the "Doorknocker" award as part of HUD's 15-year anniversary to celebrate the HOME program.



*The Housing and Community Services Department building addition was completed in May, 2005.
The expanded facility now houses all HCS employees.*

Housing & Community Services Budget Summary					
	2004 Actual	2005 Adopted	2005 Revised	2006 Adopted	2007 Approved
Personal Services	2,404,580	2,990,089	2,806,600	2,943,610	3,114,130
Contractual Services	13,012,992	13,449,701	13,662,704	13,793,629	13,793,629
Commodities	307,186	224,000	264,000	249,000	249,000
Capital Outlay	0	0	0	0	0
Other	665	800	800	800	800
Total Local Expenditures	15,833,299	16,664,590	16,734,104	16,987,039	17,157,559
General Fund	0	0	0	25,000	25,000
Public Housing	2,729,266	2,974,878	3,067,452	3,192,012	3,323,772
Section 8	13,104,033	13,689,712	13,667,152	13,077,027	13,808,787
Total Local Expenditures	15,833,299	16,664,590	16,734,104	16,987,039	17,157,559
Total FTE positions	59.63	59.63	59.63	*58.25	58.25
<i>*This change reflects additional funding allocation to CDBG program.</i>					

For additional information on the Housing & Community Services, visit www.wichita.gov!